

**CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS**

**ZONING APPEALS DOCKET FOR TUESDAY, JULY 19, 2022**  
**IN PERSON HEARING – CITY HALL – ROOM 215**

**Draft as of 6.27.22**

\*\*\*See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 for details on how to participate in this public hearing\*\*\*

**12:30P.M.-1:00 P.M. GENERAL MEETING \***

**Extension(s):**

**Reconsideration(s):** **BMZ2021-254 1503 E 28<sup>TH</sup> St; Odette Ramos, District 14**  
BMZ2022-136 3818 Roland Ave.; Al Barry

**Miscellaneous:**

**1:00 P.M. ZONING DOCKET**

**NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY**  
**APPEAR ON THE DOCKET**

<b><u>APPEAL NO.</u></b>	<b><u>PREMISES</u></b>	<b><u>APPELLANT</u></b>	<b><u>PURPOSE OF APPEAL</u></b>
2021-127	2507 N Howard St	Caroline L Hecker, Esq.	To include a 4-story addition to the existing 2-story structure, bringing the total building height to approximately 75', requiring a 15-foot maximum building height variance.
2021-228	18-22 W 27 <sup>th</sup> St	AB Associates	To retain existing structure containing twenty-two dwelling units, construct a multi-family dwelling that will contain an additional thirty-eight dwelling units for a total of sixty dwelling units with a total of sixteen off-street parking spaces.
2022-164	1621 Lancaster St	Michael Snidal	To create a parking pad in rear yard.
2022-222	1420 N Luzerne Ave	Duane Taylor	To use as two dwelling units.
2022-223	613 Parkwyrrh Ave	Juan Carlos Romero Alonso	To install roll up metal gate 12 ft wide and 9 ft tall on the right side of the house.

2022-224	2804 Clare St	BGE	To develop property into an electrical substation: outdoor, to include the construction of a fence
2022-225	2000 Kloman St	BGE	To develop into an electric substation: outdoor, that will include the construction of a fence.
2022-226	2821 Clare St	BGE	To develop property into an electric substation: outdoor, that will include the construction of a fence
2022-227	2096 Kloman St	BGE	To develop property into an electric substation: outdoor, that will include the construction of a wall
2022-228	2100-2120 Kloman St	BGE	To develop property into an electric substation: outdoor, that will include the construction of a wall
2022-229	5503 Reisterstown Rd	Qiona Davis	To use portion as a banquet hall
2022-230	1323 N Caroline St	Mia Rogers	To use as multi-family dwelling consisting of three dwelling units
2022-231	801 S East Ave	Chad Smith	To construct a third-floor addition.
2022-232	834 N Bentalou	Tanya Bell	To use basement as a hair salon and spa
2022-233	1510 E Fort Ave	Rich Byrd	Variance to bulk regulations related to the construction of a three-story rear addition (148 sq. ft) and rooftop deck.

\*BMZA reserves the right to conduct portions of the general meeting in closed session pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.

To review and confirm individual appeal information visit Baltimore Housing:  
[http://cels.baltimorehousing.org/Search\\_BMZA\\_Map.aspx](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

Questions or comments may be sent to:  
[bmza@baltimorecity.gov](mailto:bmza@baltimorecity.gov)

**Please note the appeal number and the subject property address in your question or comment.**  
***Written comments must be received no later than 24 hours prior to the scheduled virtual hearing.***